

## SCHEDULE A-1:

Reference: St. Clair Enterprises, Inc./Brennan

All that lot or parcel of land situate lying and being in the New Market Election District, Frederick County, State of Maryland, being more particularly described as follows, to wit:

BEING KNOWN AND DESIGNATED as Lot 529, Section 5, Plat 4, RIDGEWAY FARMS, as per a plat thereof recorded among the Land Records of Frederick County, Maryland in Plat Book 36, at plat 131.

BEING a part of the property conveyed in a deed from Ridgeway Property, Inc., and Route 75 Partnership, a contract purchaser, unto St. Clair Enterprises, Inc., a Maryland Corporation, as recorded among the Land Records of Frederick County, Maryland in Liber 985, folio 915.

SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS, and acceptance of the same, does hereby for themselves, their personal representatives and assigns, covenant and agrees to keep and perform:

1. The land on this plat shall be used for the erection of a single dwelling house; double or other multiple dwellings being hereby prohibited. Not more than one lot may be utilized for a single family dwelling house. Garages and utility structures may be erected for the convenience of the owners thereof, as well as outdoor fixtures pertaining to the service and pleasures of the premises.

2. Grantor reserves the right to approve the plans for any dwelling house to be constructed on the Lot.

3. Any lot containing less than five (5) acres shall not be resubdivided

4. All two story dwellings must contain at least 2,250 square feet of minimum living area, all ranch style dwellings must contain at least 1,850 square feet of minimum living area excluding garage, breezeway and basement. All dwellings less than 200 feet from the street will have garages facing other than front. All houses must have at least a two car garage.

5. No dwelling erected upon the property shall have walls of exposed concrete or open face block. When construction of a dwelling is started, such constructions shall be complete within one (1) year.

6. All driveways leading from the street to homes must be paved with asphalt or equivalent.

7. Any swimming pool installed or erected on a lot must be enclosed with a protective fence, not less than five (5) feet in height.

8. That no animals or fowls other than pets such as a cat or dog shall be permitted to be kept on the said premises under three (3) acres per County Code.

9. Terms. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are first recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by two-thirds majority of the owners of the lots as now platted has been recorded, agreeing to change said covenants in whole or in part.

10. Severability: Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

11. Building lots shall be maintained at property owner's expense.

12. No vehicles with exhaust systems other than manufacture's recommended standard systems permitted on any building site.

13. No trucks in excess of 3/4 tons permitted on lot under three (3) acres.